

MARYLAND HISTORICAL TRUST

BA-1539

MAGI-0315396504

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Daniel Lee - Wheeler House (site)

AND/OR COMMON

2 LOCATION

STREET & NUMBER

424 E. Pennsylvania Ave Southeast corner Virginia and Penna. Aves.

CITY, TOWN

CONGRESSIONAL DISTRICT

Towson

— VICINITY OF

STATE

COUNTY

Maryland

3 CLASSIFICATION

CATEGORY

—DISTRICT

—BUILDING(S)

—STRUCTURE

☒ SITE

—OBJECT

OWNERSHIP

—PUBLIC

☒ PRIVATE

—BOTH

PUBLIC ACQUISITION

—IN PROCESS

—BEING CONSIDERED

STATUS

☒ OCCUPIED

—UNOCCUPIED

—WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

—YES: UNRESTRICTED

—NO

PRESENT USE

—AGRICULTURE

☒ COMMERCIAL

—EDUCATIONAL

—ENTERTAINMENT

—GOVERNMENT

—INDUSTRIAL

—MILITARY

—MUSEUM

—PARK

—PRIVATE RESIDENCE

—RELIGIOUS

—SCIENTIFIC

—TRANSPORTATION

—OTHER:

4 OWNER OF PROPERTY

NAME

Four Star Co.

Telephone #: 727-7600

STREET & NUMBER

1800 N. Charles St.

CITY, TOWN

Baltimore

— VICINITY OF

STATE, zip code

Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.

REGISTRY OF DEEDS, ETC.

New Courts Building

Liber #: 5404

Folio #: 489

STREET & NUMBER

CITY, TOWN

Towson

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

BA 537

7 DESCRIPTION

DEMOLISHED 1950's

CONDITION

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED |
| <input type="checkbox"/> GOOD | <input type="checkbox"/> RUINS |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED |

CHECK ONE

- ☐ UNALTERED
☐ ALTERED

CHECK ONE

- ☐ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

CONTINUE ON SEPARATE SHEET IF NECESSARY

| PERIOD | | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|--|--|---|--|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION | |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE | |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE | |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER | |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION | |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) | |
| | | <input type="checkbox"/> INVENTION | | | |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

While the large stone dwelling at # 100 Pennsylvania Ave. has been called the "Daniel Lee House" the building probably should not be seen as his residence nor should Daniel Lee be considered as the builder. It is certain that he owned the building in 1877 but he only acquired it the previous year. The building is believed to predate 1876.

The building which probably was Lee's residence stood at the site of # 424 Virginia Ave. (C. & P. Telephone Co.). No photographs of the building have been located and all that is known at present is that it was a large "double dwelling house" and that it was of frame construction (see attached excerpt from "Daniel Lee House # 2").

The building appearing on the 1877 Atlas is H-shaped with two blocks that run North-South being connected by a recessed hyphen. That feature is long enough to give the building as a whole an East-West orientation. The same structure appears on the Bromley Atlas of 1898 (still belonging to the Lee family) and again in 1915. Deed 1201/437 (Dec. 11, 1941) mentions the "house and lots wherein said Testator (Lee) resided" but the house does not appear on a 1963 planning map and is presumed to have been demolished during that twenty year period presumably in the 1950's.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Baltimore County tax map 70A parcel 446

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

WAYNE L. N'ELD, II
HISTORIC TOWSON, INC.

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

*taken from MHT
form on "Daniel Lee #2"*
BA-1539

According to the Baltimore County Union August 8, 1903, in 1854 Enos Smedley and his brother Nathan Amos Rutter both of West Chester, PA "and several others" formed a company for the purpose of developing real estate. According to the article, and judging by the number of times their names appear on the 1877 Atlas, these men were largely responsible for the shaping of the courthouse town. They made larger purchases from principal landholders such as the Bosleys on the west side of town and Paynes of the east, and divided it up into Avenues and lots. The article states that they "planted shade trees along the wide avenues," thus giving the town "its present parklike appearance."

Also from West Chester PA was one David M. McConkey and his partner John Rutter who was presumably related to Amos Rutter. The chain of title for the "Daniel Lee House" leads back to 1855 when Benjamin Payne and his wife sold McConkey and Rutter 18 acres of land on the east side of the Baltimore and York Turnpike which adjoined Adys lot (HMF 12/527). In 1876 Daniel Lee purchased the lot on "the corner formed by the intersection of the east side of Delaware Ave with the south side of Pennsylvania Ave." (JB 97/259). Apparently these streets had not been laid or named when McConkey and Rutter purchased the land twenty-two years before. Deedbook 25/193, December 21, 1858, however, does describe a lot on the intersection of Pennsylvania and Virginia Aves.

The dates of the large stone dwelling which stands on the lot that Lee purchased are uncertain and so is the name of its builder. Structural analysis suggests that it is a pre-1870's building thus pointing away from Daniel Lee as the builder, although it is possible that he had leased this land before buying it. What happened during the twenty-two plus years that McConkey and Rutter owned this property is unclear. McConkey's will makes it certain that he did not live in Towson and that he was an investor in many other properties in Pennsylvania, Delaware and Missouri. (Willbook JLR 3/ 433- January 25, 1868). It is curious that two of the new streets running through his property should be named "Delaware" and "Pennsylvania". If the house was an improvement or an investment or rental property, it is not known yet who the occupants were before 1879.

There is some doubt as well as to whether or not this particular house was Lee's residence. The 1876 tax assessment shows Daniel Lee as the owner of half a dozen houses and the "stone dwelling" was not the most highly valued. The frame house on Pennsylvania "beginning at Virginia Ave. and fronting on Jefferson" was valued at \$300 more than the stone dwelling. Both houses were substantial but the 1876 Atlas also suggests that the frame house was the larger of the two. Given his wealth, it seems logical to assume that Daniel Lee's was the largest residence. Furthermore in his will of 1877 Lee leaves to his wife the two lots "recently purchased" from Mary E. Wheeler and "...on which¹ now reside". Deedbook 80/568 (April 7, 1873) confirms that Lee bought the lots containing the large house on the corner of Virginia and Pennsylvania Aves. from Mrs. Wheeler three years before buying the lot containing the stone dwelling. The Hopkins Atlas of that same year shows the stone dwelling on a single lot and the frame dwelling on a double lot. It may be intentional on Hopkins part that of all of the lots labeled with his name the one containing the larger frame dwelling, Lee's residence, bears the largest print.

Following Lee's death legal proceedings recorded in Judicial Records 143/467 (April 16, 1879) give quite a bit of information concerning his estate. Lee actually owned eight houses, two of which were double dwellings that apparently by 1881 were all in poor condition. Assuming that Mrs. Lee remained in her

husbands dwelling , testimony provided by Daniel Lee's granddaughter Fanny L. Conner, is enlightening. She testifies that all of her grandfather's houses need paint and carpentry work and says:

"The house in which my grandmother and myself reside need(s) painting both inside and out, the south side of it is bare the paint having been peeled off, this house needs a good deal of work to be done by carpenters who say that some of the timbers and weatherboarding are so rotten that they will have to be replaced..."

It is evident that Daniel Lee's widow was living in a frame house not a stone dwelling.

While this information points strongly towards Daniel Lee as having resided in the larger frame house which stood on the southeast corner of Virginia and Pennsylvania Aves. it does not explain who occupied the stone dwelling. The previously referred to Judicial Proceedings do list the occupants of the houses on the Daniel Lee estate. Testimony is not specific as to which persons lived in which house. Given the tradition of this dwelling having been a "Lee house", however, it may be important to note that John Wesley Lee "senior member of J.W. Lee and Son" is one of the occupants and one of the testifying witnesses as well. It may be that he was the occupant of the stone dwelling in at least 1879.

- W. N.

TITLE SEARCH for WHEELER - LEE HOUSE

Lot # 446 100' x 150'

Liber 5404, Folio 489 October 22, 1973

Grantor: Four Star Co.

Grantee: Ester M. Levin et. al.

"Beginning at corner formed by intersection of south side of Pennsylvania Ave. with east side of Virginia Ave..."

GLD 2004, Folio 475 August 20, 1951

Grantor: Earle Lipchin Realty

Grantee: Four Star Co.

TBS 1812, Folio 64

Grantor: T. Coeney trustee

Grantee: Lipchin for Wallrick estate

See Equity #51/212 Maude R. Thomas et. al. vs. Theodore Robinson et. al.

CHK 1201, Folio 437 December 11, 1941

Grantor: Jas. C. L. Anderson

Grantee: Guy Wallrick

Jas. C. L. Anderson was son of Fannie Louise Connor, heir of Daniel and Louisa E. Lee and recipient of the "house and lots wherein said Testator (Lee) resided."

Liber 1023, Folio 85 January 26, 1938

Grantor: Harriet Chew

Grantee: Jas. C. L. Anderson

-Lease dating from 1887 and 1858

Liber 159, Folio 49 February 26, 1887

Grantor: Eliza P. Higil

Grantee: Harriet Chew

Liber 80, Folio 568 April 7, 1873

Grantor: Mary Wheeler

Grantee: Daniel Lee

Liber 48, 124 March 2, 1866

Grantor: Henry L. Bowen

Grantee: Lewis Wheeler

Liber 36, Folio 497 February 14, 1863
Grantor: Anne Cooper
Grantee: H. L. Bowen

Liber 25, Folio 193 December 21, 1858
Grantor: B. Payne
Grantee: Anne C. Cooper et. al. including McConky and Rutter

"Beginning at intersection of Virginia and Pennsylvania Aves."

-99 year lease

Trust Estate of Daniel Lee dec'd.
Equity docket 7/55 etc.

Judicial Record 143/467 April 16, 1879
Auditors report on Lee estate

Testimony of decedents. His granddaughter Fanny L. Connor:

Six single and two double dwelling houses, all need paint, some badly and carpentry work. "The house in which my grandmother and myself reside need painting both inside and out, the south side of it is bare the paint having been peeled off, this house needs a good deal of work to be done by carpenters who say that some of the timbers and weatherboarding are so rotten that they will have to be replaced..."

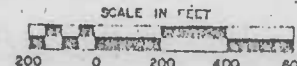
Many et. al. saying the same about all of these houses. J. Wesley Lee lives in one of them, he is the senior member of "J. W. Lee & Son"

"All of the houses need repairing badly which should have been made long ago. I mean painting and so..."

Equity Papers Debit

Five ground rents on both sides of Delaware Ave.

Site BA-1539



DEPT. OF ASSESSMENTS & TAXATION
TAX MAP DIVISION